

# CITY OF MURFREESBORO

## BOARD OF ZONING APPEALS

Regular Meeting, April 26, 2006, at 1:00 p.m.  
City Hall, 111 West Vine Street, Council Chambers, 1<sup>st</sup> Floor

---

---

### A G E N D A

---

---

1. Consideration of minutes for the regular meeting on March 22, 2006.
2. New Business

#### *Variance Requests*

- a. **Application Z-06-024 by Sam Anderson**, is requesting a 5-foot variance of the required 12.5-foot side setback for principal structures in a Residential Single-Family (RS-15) zone for property located at 5347 Cavendish Drive.
- b. **Application Z-06-025 by The Murfreesboro Water and Sewer Department**, is requesting a 25-foot height variance (for a total of 60 feet) for a new pretreatment chemical storage building; a 5-foot height variance (for a total of 40 feet) for a new membrane filter building; and a 13-foot height variance (for a total height of 48 feet) for an existing lab building at the Stones River Water Treatment Plant located at 5528 Sam Jared Drive. The property is within a Residential Single-Family (RS-15) zone.
- c. **Application Z-06-026 by Rama de Roble, LLC**, is requesting the following variances for property in a Light Industrial (LI), as well as the Gateway Design Overlay (GDO)-3 District and Battlefield Protection (BP) overlay zone, located at Outparcel A of the Oaks Shopping Center, along North Thompson Lane:
  - Two variances from Section 24 GDO – Gateway Design Overlay District (E)(4)(b)[4] of the Murfreesboro Zoning Ordinance, which requires a 15-foot separation between parking and adjacent properties on lots of 1.5 acres or more – The plan shows this distance on the north side (facing Medical Center Parkway at 11.21 feet; The distance of the south side (facing property to the south) is shown as 12.45 feet;
  - Two variances from Section 24 GDO – Gateway Design Overlay District (F)(3)(d)[1] of the Murfreesboro Zoning Ordinance, which requires a front landscaping yard adjacent to an arterial right-of-way to be a minimum of 25-feet – The plan shows this distance facing Medical Center Parkway to be 13.79 feet. This distance facing North Thompson Lane is shown to be 20 feet.

- d. **Application Z-06-027 by Little Acorn, LLC**, is requesting the following variances for property in a Light Industrial (LI), as well as the Gateway Design Overlay (GDO)-2 District and Battlefield Protection (BP) overlay zone, located at the NE corner of Medical Center Parkway and North Thompson Lane:
- A variance from Section 24 GDO – Gateway Design Overlay District (E)(4)(b)[3] of the Murfreesboro Zoning Ordinance, which requires a 10-foot separation between parking and adjacent properties on lots of 1.5 acres or more – The plan shows a minimum distance of five (5) feet;
  - A variance from Section 24 GDO – Gateway Design Overlay District (F)(3)(d)[1] of the Murfreesboro Zoning Ordinance, which requires a front landscaping yard adjacent to an arterial right-of-way to be a minimum of 25-feet – The plan shows this distance facing Medical Center Parkway to be 10.38 feet at its narrowest point;
  - A variance from Section 24 GDO – Gateway Design Overlay District (E)(4)(b)[4] of the Murfreesboro Zoning Ordinance, which requires the minimum space between parking lots and adjacent property to be 15 feet on lots of 1.5 acres or more – The plan shows this distance to be 10.38 feet at its narrowest point.
- e. **Application Z-06-028 by James Douglas**, for Believer’s Tabernacle, is requesting a 22-foot variance of the required 40-foot front setback for principal structures in a Residential Single-Family (RS-15) East Main Historic Zone overlay in order to construct an addition (handicap ramp) at 528 East Main Street.
- f. **Application Z-06-029 by Joe Chrisman**, is requesting a 10-foot variance of the required 20-foot rear setback for principal structures in a Commercial Highway (CH) zone, for property located at 511 SE Broad Street.
- g. **Application Z-06-030 by Gordon McGee, Jr.**, for Pioneer Building Supply, is requesting a variance from Section 27 (J) of the Murfreesboro Zoning Ordinance that requires a 5-foot perimeter landscape strip for property less than one acre in size along the west side of property located in a Commercial Highway (CH) zone at 1990 Old Fort Parkway. The plan shows a 3-foot landscape strip on the west property line.

*Special Use Permit Requests*

- h. **Application Z-06-031 by Peggy Faye Vinson**, is requesting a special use permit in order to operate a home occupation (realty office) in a Residential Single-Family (RS-12) zone for property located at 622 Reedwood Drive.

- i. **Application Z-06-032 by Taqueria Rodriguez**, is requesting a special use permit in order to operate a temporary outdoor food sales site (taco stand) in a Commercial Local (CL) zone for property located at 1109 Greenland Drive.
- j. **Application Z-06-033 by Roger Loyd**, for Mid-America Distributors, Inc., is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Local (CL) zone for property located at the southeast corner of South Rutherford Boulevard and East Main Street.
- k. **Application Z-06-034 by Roger Loyd**, for Mid-America Distributors, Inc., is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Highway (CH) zone for property located at 1668 Middle Tennessee Boulevard, at the Fred's Shopping Center.
- l. **Application Z-06-035 by Roger Loyd**, for Mid-America Distributors, Inc., is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Highway (CH) zone for property located at 2510 South Church Street.
- m. **Application Z-06-036 by Aaron Blankenship**, for Ole South Patriotic, Inc., is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Highway (CH) zone for property located at 2992 South Church Street.
- n. **Application Z-06-037 by Aaron Blankenship**, for Ole South Patriotic, Inc., is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Highway (CH) zone for property located at 1635 Middle Tennessee Boulevard.
- o. **Application Z-06-038 by Greg Smith**, for Absolute Fireworks, is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Highway (CH) zone for property located at 131 Cason Lane.
- p. **Application Z-06-039 by Greg Smith**, for Absolute Fireworks, is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Highway (CH) zone for property located at 1807 Memorial Boulevard.
- q. **Application Z-06-040 by Greg Smith**, for Absolute Fireworks, is requesting a special use permit in order to operate a seasonal fireworks retailers site in a Commercial Highway (CH) zone for property located between 3325 and 3371 Memorial Boulevard.

*Sign Variance Request*

- r. **Application S-06-041 by Jeff Sparks**, is requesting a variance from Section 25 ¼-24 (A)(22) of the City of Murfreesboro Sign Ordinance which prohibits a sign placed in or over a public utility or drainage easement located on Lots 30 and 19 of the Crowne Point Subdivision, along Osborne Lane.
3. Staff Reports and Other Business